

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Washtenaw County

State: MI

PJ's Total HOME Allocation Received: \$5,431,187

PJ's Size Grouping*: C

PJ Since (FY): 2001

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: <div>20</div>				
% of Funds Committed	<div>87.08</div> %	<div>89.22</div> %	<div>14</div>	<div>91.92</div> %	<div>19</div>	<div>19</div>	
% of Funds Disbursed	<div>77.31</div> %	<div>82.28</div> %	<div>17</div>	<div>82.65</div> %	<div>26</div>	<div>22</div>	
Leveraging Ratio for Rental Activities	<div>2.49</div>	<div>3.2</div>	<div>10</div>	<div>4.67</div>	<div>38</div>	<div>32</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>89.56</div> %	<div>1</div>	<div>81.09</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>60.72</div> %	<div>71.23</div> %	<div>17</div>	<div>68.72</div> %	<div>33</div>	<div>32</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>95.79</div> %	<div>87.57</div> %	<div>5</div>	<div>79.93</div> %	<div>77</div>	<div>84</div>	
% of 0-30% AMI Renters to All Renters***	<div>60.00</div> %	<div>52.31</div> %	<div>6</div>	<div>44.94</div> %	<div>72</div>	<div>77</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>97.89</div> %	<div>97.58</div> %	<div>12</div>	<div>94.87</div> %	<div>40</div>	<div>41</div>	
Overall Ranking:			In State:	<div>11</div> / <div>20</div>	Nationally:	<div>61</div> <div>61</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$9,229</div>	<div>\$26,313</div>		<div>\$25,717</div>	<div>95</div> Units	<div>62.10</div> %	
Homebuyer Unit	<div>\$36,858</div>	<div>\$17,427</div>		<div>\$14,669</div>	<div>44</div> Units	<div>28.80</div> %	
Homeowner-Rehab Unit	<div>\$27,769</div>	<div>\$22,658</div>		<div>\$20,391</div>	<div>14</div> Units	<div>9.20</div> %	
TBRA Unit	<div>\$0</div>	<div>\$5,986</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washtenaw County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,222	\$148,515	\$28,997
State:*	\$80,334	\$72,380	\$19,369
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.8	27.3	21.4	0.0	Single/Non-Elderly:	62.1	15.9	21.4	0.0
Black/African American:	84.2	68.2	78.6	0.0	Elderly:	1.1	0.0	42.9	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	20.0	38.6	14.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	8.4	36.4	21.4	0.0
Native Hawaiian/Pacific Islander:	0.0	2.3	0.0	0.0	Other:	8.4	9.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	2.3	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	61.1	13.6	28.6	0.0	Section 8:	18.9	2.3 [#]		
2 Persons:	14.7	15.9	21.4	0.0	HOME TBRA:	0.0			
3 Persons:	8.4	29.5	28.6	0.0	Other:	15.8			
4 Persons:	8.4	22.7	14.3	0.0	No Assistance:	65.3			
5 Persons:	1.1	11.4	0.0	0.0					
6 Persons:	6.3	0.0	7.1	0.0					
7 Persons:	0.0	2.3	0.0	0.0					
8 or more Persons:	0.0	4.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washtenaw County State: MI Group Rank: 61
(Percentile)
State Rank: 11 / 20 PJs Overall Rank: 61
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	60.72	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	97.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.78	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

